

**JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
July 08, 2014**

MEMBERS PRESENT: Kevin Cole, Chairman
Joe Wise, Vice-Chairman
Greg Cox, Secretary
Jenny Brock
Brenda Clarke
James Staton
Timothy Zajonc

MEMBERS ABSENT: John Hunter, Assistant Secretary
Jamie Povlich

STAFF PRESENT: Steve Neilson, Development Coordinator
Angie Charles, Senior Planner
Laura Edmonds, Administrative Coordinator
Tim Seaton, Construction Inspector
William Righter, Intern

Chairman Cole called the meeting to order at 6:00 p.m. Commissioner Wise gave the invocation and led the Pledge of Allegiance.

Three new members, Uwe Rothe, James Staton, and Timothy Zajonc were introduced to the Johnson City Regional Planning Commission by Chairman Kevin Cole.

The minutes of the regularly scheduled Planning Commission meeting on June 10, 2014, were approved by an 8 – 0 vote.

The first item on the agenda was to consider Final Plat of the Wilson, Lefemine, and Rogers Property, a 3-lot, 4.67 acre subdivision at the intersection of North Roan Street and Whitewood Boulevard. The property is zoned B-4 (Planned Arterial Business District), and the petitioner is Joe Wilson.

Public Hearing was held and no one spoke.

**Motion: Cox
Second: Clarke**

**To recommend approval of Final Plat approval
of the Wilson, Lefemine, and Rogers Property.**

The motion passed by an 8 – 0 vote.

The second item on the agenda was to consider the rezoning of 100 E. Highland Road, from R-4 (Medium Density Residential) to B-4 (Planned Arterial Business). The petitioner proposes to construct 13,500 sq. ft. retail and a 9,000 sq. ft. office development on the property. The petitioner is Tyler Lindsey.

Public Hearing was held.

Hal Sherrod Jr., 723 W. Locust Street, expressed concerns about heavy traffic around the proposed location for rezoning. Mr. Sherrod explained that if the rezoning were to move forward that builders might look at putting the main entrance somewhere besides University Parkway.

Josh Roark, a resident of E. Highland Road, stated that despite his initial concerns regarding the rezoning, he is in favor of the rezoning as long there is green space provided to distance the building site from property owners along E. Highland Road.

Chris Gallad, a resident of E. Highland Road, stated that he attended the petitioner's neighborhood meeting to become better informed of what the property might be rezoned to, along with the variety of uses that can go on the property. Mr. Gallad agreed with Mr. Roark by saying that green space is necessary to maintain privacy to the residents of E. Highland Road.

Daniel Smith, 223 Bean Road, spoke on behalf of Mooneyhan Properties LP, stating that after speaking with the neighborhood and concerned citizens, they feel that it is best to take a step back and look at what zoning is most appropriate for this particular location. Mr. Smith mentioned that he looks forward to providing a site plan depicting green space between the building site and property owners along E. Highland Road.

Motion: Brock
Second: Wise

To recommend deferral of the rezoning of 100 E. Highland Road, from R-4 (Medium Density Residential) to B-4 (Planned Arterial Business).

The motion passed by an 8 – 0 vote.

There being no further business, the meeting was adjourned at 6:13 p.m.

APPROVED:

SIGNED:

Joe Wise, Chairman

Greg Cox, Secretary